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United States Bankruptcy Court  
District of New Jersey -- Newark

Order Filed on June 22, 2020  
by Clerk

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Caption in Compliance with D. N.J. LBR 9004-2 (Bankruptcy Court

U.S. Bankruptcy Court  
District of New Jersey

Nicholas Fitzgerald, Esq. NF/6129

Fitzgerald & Associates, P.C.

649 Newark Avenue

Jersey City, NJ 07306

Counsel for Debtor

(201) 533-1100

UNITED STATES BANKRUPTCY COURT  
DISTRICT OF NEW JERSEY --- NEWARK

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In Re:

Case No: 19-15140-JKS

Hanish Bhojwani

CHAPTER 13

Hon. John K. Sherwood

U.S.B.J.

Debtor

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ORDER REIMPOSING THE AUTOMATIC STAY AS TO REAL PROPERTY LOCATED AT  
1142 KENNEDY BLVD., BAYONNE, NJ 07002 AND PROVIDING FOR OTHER  
RELIEF

The relief set forth on the following pages, numbered two (2)  
through three (3) is hereby ORDERED.

DATED: June 22, 2020

A handwritten signature in black ink, appearing to read "J K Sherwood", is written over a horizontal line.

Honorable John K. Sherwood  
United States Bankruptcy Court

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Debtor: Hanish Bhojwani

Case No. 19-15140-JKS

Caption: ORDER REIMPOSING THE AUTOMATIC STAY AS TO REAL PROPERTY  
LOCATED AT 1142 KENNEDY BLVD., BAYONNE, NJ 07002 AND  
PROVIDING FOR OTHER RELIEF

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THIS MATTER having been opened to the Court by Nicholas Fitzgerald, the debtor's counsel, upon the debtor's Motion for an Order reinstating the automatic stay; and good and sufficient cause appearing therefrom for the entry of this Order;

It is

**ORDERED**, that the automatic stay of the Bankruptcy Code contained in Section 362 (a) thereof is reinstated to prohibit the debtor's mortgagee, Select Portfolio Servicing, Inc. as servicing agent for CSMC 2018-RPL7 Trust, as represented by the law firm Milstead & Associates, LLC from taking action to foreclosure the mortgage it holds upon the land and premises commonly known as 1142 Kennedy Blvd., Bayonne, NJ 07002; and it is further

**ORDERED**, that the debtor's counsel, Nicholas Fitzgerald of the Fitzgerald & Associates, P.C. law firm, shall immediately remit the \$5,508.00 held in his attorney trust fund account by check payable to Select Portfolio Servicing, Inc. with said check to be sent to the mortgagee's counsel, Milstead & Associates, LLC, or to an alternative address specified by Milstead & Associates, LLC; and it is further

**ORDERED**, that if the debtor's post-petition mortgage arrears

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Debtor: Hanish Bhojwani

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and legal fees and costs owed by the debtor exceed the \$5,508.00 held in Fitzgerald & Associates, P.C.'s attorney trust account, the debtor shall cure the further post-petition mortgage arrears and legal fees and costs within fifteen (15) days of the debtor's being provided with the amount due by Milstead & Associates, LLC; and it is further

**ORDERED**, that if the debtor fails to timely make any payment detailed within this Order or if he fails to timely make future post-petition mortgage payments due, the secured creditor may obtain an Order Vacating the Automatic Stay as to the said property by submitting a Certification of Default to the Bankruptcy Court, specifying the Debtor's failure to pay, with a copy of any such application, supporting certificaithn and proposed Order to be served on the Chapter 13 Standing Trustee, the Debtor's counsel and the Debtor as required by the local bankruptcy rules.

Certificate of Notice Page 4 of 4

United States Bankruptcy Court  
District of New Jersey

In re:  
Hanish Bhojwani  
Debtor

Case No. 19-15140-JKS  
Chapter 13

**CERTIFICATE OF NOTICE**

District/off: 0312-2

User: admin  
Form ID: pdf903

Page 1 of 1  
Total Noticed: 2

Date Rcvd: Jun 23, 2020

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Jun 25, 2020.

db +Hanish Bhojwani, 136-138 West 50th Street, Bayonne, NJ 07002-3104  
aty +Nicholas Fitzgerald, Fitzgerald and Associates, 649 Newark Avenue,  
Jersey City, NJ 07306-2341

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.  
NONE. TOTAL: 0

\*\*\*\*\* BYPASSED RECIPIENTS \*\*\*\*\*

NONE. TOTAL: 0

Addresses marked '+' were corrected by inserting the ZIP or replacing an incorrect ZIP.  
USPS regulations require that automation-compatible mail display the correct ZIP.

Transmission times for electronic delivery are Eastern Time zone.

**I, Joseph Speetjens, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.**

**Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed. R. Bank. P. 2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.**

Date: Jun 25, 2020

Signature: /s/Joseph Speetjens

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**CM/ECF NOTICE OF ELECTRONIC FILING**

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on June 23, 2020 at the address(es) listed below:

Andrew M. Lubin on behalf of Creditor CSMC 2018-RPL7 Trust bkecf@milsteadlaw.com,  
alubin@milsteadlaw.com  
Denise E. Carlon on behalf of Creditor Toyota Motor Credit Corporation  
dcarlon@kmlawgroup.com, bkgroup@kmlawgroup.com  
James J. Fitzpatrick on behalf of Debtor Hanish Bhojwani nickfitz.law@gmail.com,  
nadiafinancial@gmail.com;jfitzpatrick@fitzgeraldcrouchlaw.com;fitz2law@gmail.com  
Jill Manzo on behalf of Creditor JPMORGAN CHASE BANK, NATIONAL ASSOCIATION  
bankruptcy@feinsuch.com  
Kevin Gordon McDonald on behalf of Creditor Toyota Motor Credit Corporation  
kmcDonald@kmlawgroup.com, bkgroup@kmlawgroup.com  
Marguerite Mounier-Wells on behalf of Debtor Hanish Bhojwani nadiafinancial@gmail.com,  
mwells@fitzgeraldcrouchlaw.com;Fitz2Law@gmail.com  
Marie-Ann Greenberg magecf@magtrustee.com  
Nicholas Fitzgerald on behalf of Debtor Hanish Bhojwani Fitz2Law@gmail.com  
Rebecca Ann Solarz on behalf of Creditor Toyota Motor Credit Corporation  
rsolarz@kmlawgroup.com  
U.S. Trustee USTPRegion03.NE.ECF@usdoj.gov

TOTAL: 10